134.0	0007	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,900 /	753,900
					USE VALUE:	753,900 /	753,900
					ASSESSED:	753,900 /	753,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REISBERG LIZ
Owner 2:	
Owner 3:	
Street 1:	20 SHAWNEE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,120 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1919, having primarily Vinyl Exterior and 2364 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6120.000	265,200	5,800	482,900	753,900
Total Card	0.141	265,200	5,800	482,900	753,900
Total Parcel	0.141	265,200	5,800	482,900	753,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.91 | /Parcel: 318.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	86588
GIS Ref	
GIS Ref	
Insp Date	02/19/18

!10480!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,100	5800	6,120.	482,900	753,800	753,800	Year End Roll	12/18/2019
2019	101	FV	246,900	5900	6,120.	452,700	705,500	705,500	Year End Roll	1/3/2019
2018	101	FV	246,600	5900	6,120.	374,200	626,700	626,700	Year End Roll	12/20/2017
2017	101	FV	246,600	5900	6,120.	344,100	596,600	596,600	Year End Roll	1/3/2017
2016	101	FV	246,600	5900	6,120.	313,900	566,400	566,400	Year End	1/4/2016
2015	101	FV	217,200	6000	6,120.	307,800	531,000	531,000	Year End Roll	12/11/2014
2014	101	FV	215,300	6000	6,120.	286,100	507,400	507,400	Year End Roll	12/16/2013
2013	101	FV	215,300	6000	6,120.	272,200	493,500	493,500		12/13/2012

PRINT

Date	Time
12/11/20	00:46:52

LAST REV

Date	Time
12/03/20	11:26:06
danam	
10480	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21176-435		5/1/1991		170,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1307	New Wind	29,000	C				
9/19/2013	1427	Redo Kit	22,500	C				
9/16/2013	1380	Siding	73,467	C				
5/31/2011	518	Redo Bat	19,300					FFL BTH
11/8/2004	1078	Manual	4,000	C		G6	GR FY06	ROOF GARAGE AND AD
2/25/2002	115	Porch	30,000	C		G3	GR FY03	REBUILD SIDE PORCH
11/15/2001	913	Addition	15,000	C				EXTEND HOUSE 6X21
11/15/2001	851	Foundati	5,000	C				6X21 FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	Meas/Inspect	HS	Hanne S
2/27/2014	Info Fm Prmt	EMK	Ellen K
1/23/2014	Info Fm Prmt	EMK	Ellen K
12/29/2008	Meas/Inspect	294	PATRIOT
4/26/2005	Permit Visit	BR	B Rossignol
5/17/2002	Permit Visit	PM	Peter M
12/30/1999	Inspected	276	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6120		Sq. Ft.	Site		0	80.	0.99	9									482,883						482,900	

Total AC/HA: 0.14050 | Total SF/SM: 6120 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 482,883 | Spl Credit | Total: 482,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	1.04050195
Adj $ / SQ:	126.421
Other Features:	90079
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325782
Depreciation:	60595
Depreciated Total:	265186

COMMENTS

643-2717, SCUTTLE HOLE. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

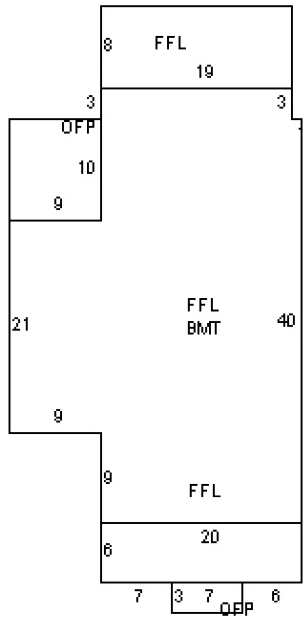
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	126.42
Special Features:	0	Val/Su Net:	107.15
Final Total:	265200	Val/Su SzAd	201.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,318	126.420	166,623
BMT	Basement	1,046	62.580	65,457
OFP	Open Porch	111	32.640	3,623

Net Sketched Area:	2,475			Total:	235,703
Size Ad	1318	Gross Are	2475	FinArea	2364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 134.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	G	VG	1970	33.22	T	19.6	101			5,800			5,800

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800